



Village of Weston, Wisconsin
**OFFICIAL JOINT MEETING AGENDA OF THE BOARD OF TRUSTEES, COMMUNITY
DEVELOPMENT AUTHORITY, AND PLAN COMMISSION**

This special meeting of the Village of Weston Board of Trustees, composed of seven (7) members, will convene at the Weston Municipal Center, Board Room, 5500 Schofield Ave., Weston, on **Monday, December 14, 2015, at 6:00 p.m.**, and in conjunction with members from the Village's Community Development Authority, composed of seven (7) members, and the Village's Plan Commission, composed of seven (7) members to consider the following matters:

- A. Opening of Session at 6:00 p.m.
 - 1. Board of Trustees' meeting called to order by President Ermeling.
 - 2. Community Development Authority meeting called to order by CDA Chairman Berger.
 - 3. Plan Commission meeting called to order PC Chairman White.
 - 4. Pledge of Allegiance to the Flag.
 - 5. Clerk will take attendance and roll call.
 - 6. Request for silencing of cellphones and other electronic devices.
 - 7. Administrator instructions on order of business and how multiple concurrent meetings will work.
 - 8. Recess Board of Trustees until Agenda Items #I.
 - 9. Recess Community Development Authority until Agenda Items #D.

- B. Plan Commission.
 - 10. [Public hearing before Plan Commission REZN-11-15-1554 Jacqueline and Matthew Hable, for James and Carol Esker, requesting a rezoning from RR-5 \(Rural Residential – 5 Acre\) to AR \(Agricultural & Residential\)](#), on a vacant 10.358 acre parcel on Nick Avenue (PIN 192-2808-333-0988), located adjacent on the west side of 10506 Heeren Street, to allow for the combination of this parcel and the western 349.86 ft. wide x 1,293.34 ft. long section of 10506 Heeren Street (which is currently zoned AR).
 - 11. Discussion and Action by Plan Commission on Director's recommendation to approve the Rezone Request REZN-11-15-1554 (Esker/Hable) per the specifications, conditions, and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration and approval
 - 12. [Discussion and Action by Plan Commission on Director's recommendation to approve Certified Survey Map RCSM-11-15-1555 \(Vreeland/Esker/Hable\)](#) per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration and approval.
 - 13. [Discussion and Action by Plan Commission on Director's recommendation to approve the revised Schedule of Fees](#), per the specifications, conditions and limitation of the submitted staff report, and forward to the Board of Trustees for their consideration and approval.
 - 14. Recess Plan Commission until Agenda Items #E.

- C. Public Comment.
 - 15. Comments from the public on issues, which the Community Development Authority, and Plan Commission has oversight or on business items that might be recommended to the Board of Trustees.

- D. Consent Items – Community Development Authority.
 - 16. [Approve previous meeting\(s\) minutes from the CDA November 9, 2015, regular meeting.](#)
 - 17. Recess until Agenda Items #H.
- E. Consent Items – Plan Commission.
 - 18. [Approve previous meeting\(s\) minutes from the Plan Commission November 9, 2015, regular meeting.](#)
 - 19. Recess until Agenda Items #H.
- F. [Presentations from JSD Professional Services](#)
 - 20. Report on Neighborhood Master Plan
- G. Reports from Staff.
 - 21. Report from Planning and Development Director.
 - 22. Report from CDA CFO/Finance Director.
 - 23. Report from CDA Executive/Administrator.
- H. Remarks from Officials.
 - 24. Remarks from the Community Development Authority members to set the next meeting date, as well as discuss items for next committee agenda. (No motions will be made, and no action will be taken related to policy affecting the Village of Weston as a result of this agenda item) – January 9, 2016, at 4:30 P.M.
 - 25. Remarks from the Plan Commission to set the next meeting date, as well as discuss items for next committee agenda. (No motions will be made, and no action will be taken related to policy affecting the Village of Weston as a result of this agenda item) – January 9, 2016, at 6:00 P.M.
- I. Adjourn.
 - 26. Adjourn Community Development Authority.
 - 27. Adjourn Plan Commission.
 - 28. Adjourn Board of Trustees.

WITNESS: My signature this 11th day of December, 2015.

Valerie Parker
Recording Secretary

This notice was posted at the Municipal Center, and on the Village’s website at www.westonwi.gov, and was emailed to local media outlets (Print, TV, and Radio) on 12/11/2015 @ 10:30 a.m. A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above noticed meeting in order to gather information. Should a quorum be other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, requiring that meeting or material to be in an accessible location or format, must contact the Weston Municipal Center at 715-359-6114 so any necessary arrangements can be made to accommodate each request.

**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review from Plan Commission**

REQUEST FROM: JENNIFER HIGGINS, PLANNING AND DEVELOPMENT DIRECTOR.

ITEM DESCRIPTION: HABLE/ESKER REQUEST TO REZONE 10.358 ACRES WEST OF 10506 HEEREN STREET FROM RR-5 RURAL RESIDENTIAL-5 ACRE TO AGRICULTURE AND RESIDENTIAL. (REZN-11-15-1554)

DATE/MTG: PLAN COMMISSION, MONDAY, DECEMBER 14, 2015

REQUESTED ACTION: Applicant would like the property rezoned to allow them to proceed with proposed Certified Survey Map and construct a new home on the new Lot 1.

POLICY QUESTION: Should the Plan Commission recommend approval of the rezone request with the conditions defined in the staff report and draft ordinance?

RECOMMENDATION: I make a motion to endorse approval, and recommend to the Trustees, subject to the following conditions and stipulations for the Zoning Administrator listed in the attached staff report and supplemental materials.

APPLICANT: Jacqueline and Matthew Hable, 7102 Brehm Street, Weston, WI 54476

PROPERTY OWNER: James and Carol Esker, 10506 Heeren Street, Weston, WI 54476

PROPERTY DESCRIPTION: The parcel being rezoned is a 10.358 acre parcel on Nick Avenue (PIN 192-2808-333-0988), located adjacent on the west side of 10506 Heeren Street. This parcel is described as Part of the SE 1/4 of the SW 1/4, Lot 1, of CSM #16212, Vol. 75, Pg. 11, Doc. #1611333, Section 33, Township 28 North, Range 8 East, Village of Weston, Marathon County.

ZONING: RR-5 Rural Residential – 5 Acre

SURROUNDING LAND USES: Large Lot single family Residential and Agricultural land

CRITERIA FOR REVIEW:

Section 207-6	Meets Criteria?	Notes
1. All standards of this chapter and other village regulations are met.	Yes	The request is consistent with the Village Comprehensive Plan and Village ordinances.
2. Adequate public facilities and utilities are provided.	Yes	Sewer and water is not readily available nearby. The owner is combining the two lots so they can install a mound system as the original parcel would only perk for a holding tank which is prohibited by the zoning code for new construction.
3. Adequate stormwater and erosion control measures.	N/A	



VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, December 14, 2015, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-11-15-1554 Jacqueline and Matthew Hable, 7102 Brehm Street, for James and Carol Esker, 10506 Heeren Street, Weston, WI 54476, requesting a rezoning from RR-5 (Rural Residential – 5 Acre) to AR (Agricultural & Residential), on a vacant 10.358 acre parcel on Nick Avenue (PIN 192-2808-333-0988), located adjacent on the west side of 10506 Heeren Street, to allow for the combination of this parcel and the western 349.86 ft. wide x 1,293.34 ft. long section of 10506 Heeren Street (which is currently zoned AR) This parcel is described as Part of the SE 1/4 of the SW 1/4, Lot 1, of CSM #16212, Vol. 75, Pg. 11, Doc. #1611333, Section 33, Township 28 North, Range 8 East, Village of Weston, Marathon County.

The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 17th day of November, 2015

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, November 30, 2015 and Monday, December 7, 2015.



Application for Rezone
**REZONE DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **REZN-11-15-1554** Hearing Date: **December 14, 2015**

Applicant: **Jacqueline and Matthew Hable, 7102 Brehm Street on behalf of James and Carol Esker, 10506 Heeren Street**

Location: **10.358 acre parcel on Nick Avenue (PIN 192-2808-333-0988), located adjacent on the west side of 10506 Heeren Street. This parcel is described as Part of the SE 1/4 of the SW 1/4, Lot 1, of CSM #16212, Vol. 75, Pg. 11, Doc. #1611333, Section 33, Township 28 North, Range 8 East, Village of Weston, Marathon County.**

Description: **Rezone 10.35 acres of land from RR-5 Rural Residential – 5 Acre to AR Agriculture and Residential to allow for the combination of this parcel and the western 349.86 ft. wide x 1,293.34 ft. long section of 10506 Heeren Street (which is currently zoned AR).**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Current Zoning: **RR-5 Rural Residential – 5 Acre**

Definition: 94.2.02(1)(d) **The RR-5 Rural Residential – 5 Acre** is intended for mainly single family detached residential development on minimum five acre sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section. The RR-5 district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential).

Proposed Zoning: **AR Agriculture and Residential**

Definition: 94.2.02(1)(b) **The AR Agriculture and Residential** is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low density residential development. The AR district is also intended for areas planned for denser development in the Comprehensive Plan, but not yet suited for such denser development due to lack of public utilities or services in the area, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors. (Predecessor districts: AG, RR-10)

Future Land Use: **Single Family Residential - Unsewered**

FLU Description: **Single Family Residential - Unsewered - Single family residences, home occupations, small-scale institutional, recreational, and agricultural uses, all served by private waste treatment systems.**

Development Policies:

- 1. Minimize mapping this future land use designation in the Village and in areas intended or desirable for future urban expansion.**
- 2. Promote interconnection in road and trail networks within and among neighborhoods.**
- 3. Encourage use of group treatment systems with proper design/management.**

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
The property is shown as Single Family Residential – Unsewered on the newly approved Village Future Land Use map.
2. Does the rezoning further the purpose and intent of this Chapter?
Yes.
3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
No.
4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
Yes.

BACKGROUND INFORMATION:

The owners of this property have been trying to construct a new home on family owned property along Nick Avenue for about a year. A previous rezone request back in June was denied, as it was done after a non-conforming parcel was created via deed. Staff met with the applicants back in August 2015 to detail the potential options they could take to make the parcel and their building project conforming to present Village ordinances.

They are requesting to rezone a 10.358 acre parcel from RR-5 to AR to allow for it to be added to a neighboring AR parcel they own and then are proposing via CSM RCSM-11-15-1555 to combine parcels and create two new parcels equaling 20.488 acres and 27.733 acres in size. Through the CSM they will also be dedicating 33 feet of additional road right of way for Nick Avenue. The ROW in this area of the Village was under 66' in size so the additional 33 feet will bring the road up to normal ROW widths.

Village staff have no issues with the rezone request or CSM as proposed. We have not received any calls from neighboring property owners on the request. We did hear from the Village of Kronenwetter who were concerned about the ROW and wanted to make sure we were acquiring additional ROW in this area as the current width was only 33' in Kronenwetter.

If the Rezone request is recommended for approvals by the PC, the Board will be asked to adopt Resolution No. 2015-048 and Ordinance No. 15-031 at their meeting on 12/21.

CURRENT PROPERTY CONDITIONS:

Vacant. There is an existing shed on the property that will be combined with this parcel requesting the rezone.

PLAN COMMISSION ACTION OPTIONS:

- 1) **Plan Commission recommends approval of the rezone request per the conditions listed in the draft ordinance, which would allow for the proposed CSM to be approved, signed and recorded.**
- 2) **Plan Commission recommends denial of the rezone. They would also need to deny the CSM request which would result in a denial of the Village accepting the road right of way dedication.**



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 15-031

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM RR-5 RURAL RESIDENTIAL-5 ACRE TO AR AGRICULTURE AND RESIDENTIAL, 10.35 ACRES LOCATED ON NICK AVENUE WEST OF 10506 HEEREN STREET, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

WHEREAS, Village Planning and Development Staff conditionally approved the Land for division via a certified survey map (hereafter the “associated CSM”, attached hereto as Exhibit A); and

WHEREAS, Village Plan Commission conditionally approved the Land for division and dedication of Nick Avenue as Village road right of way via the associated CSM; and

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 14th day of December 2015, on the application described below for the zoning of the property described herein; and

WHEREAS, the Plan Commission having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendation of said Committee;

NOW THEREFORE, the Village Board of the Village of Weston do ordain as follows:

SECTION 1: On the application (REZN-11-15-1554) of property owners Jackie Hable, James Esker and Carol Esker, for the following territory now comprising a part of the RR-5 Rural Residential – 5 Acre zoning districts, located in Section 33, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

AR Agriculture and Residential - described as Part of the SE 1/4 of the SW 1/4, Lot 1, of CSM #16212, Vol. 75, Pg. 11, Doc. #1611333, Section 33, Township 28 North, Range 8 East, Village of Weston, Marathon County. 10.358 acre parcel on Nick Avenue (PIN 192-2808-333-0988), located adjacent on the west side of 10506 Heeren Street.

BE IT FURTHER RESOLVED that the foregoing amendments to the zoning district designations shall take effect only upon the recording of the associated CSM. If the rezoning of any lands by this Ordinance does not take effect within nine (9) months of the date hereof, this Ordinance shall become null and void and the zoning for such lands shall remain unchanged.

SECTION 2: The Clerk shall make necessary alterations upon the official map of the Village of Weston to reflect the changes in the zoning classifications of the property described herein.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to

an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 21st day of December, 2015

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, its President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

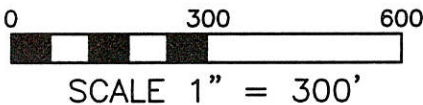
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16212 LOCATED IN THE SE1/4 OF THE SW1/4 AND THAT PART OF THE SW1/4 OF THE SE1/4 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

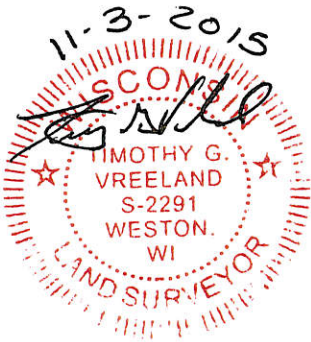
VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: JACKIE HABLE JAMES & CAROL ESKER
FILE #: E-134 HABLE	DRAFTED BY: TIMOTHY G. VREELAND DRAWN BY: JASON J. PFLIEGER

SHEET 1 OF 3 SHEETS



LEGEND

- Ⓐ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OD x 24" IRON PIPE 1.68lbs/ft. SET
- = 1.315" OD IRON PIPE FOUND IN PLACE
- ⊙ = 1 1/4" IRON ROD FOUND IN PLACE
- - - = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPPING. DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE1/4 BEARING S 89°38'30" W PER WCCS(MARATHON) NAD83 (2011)

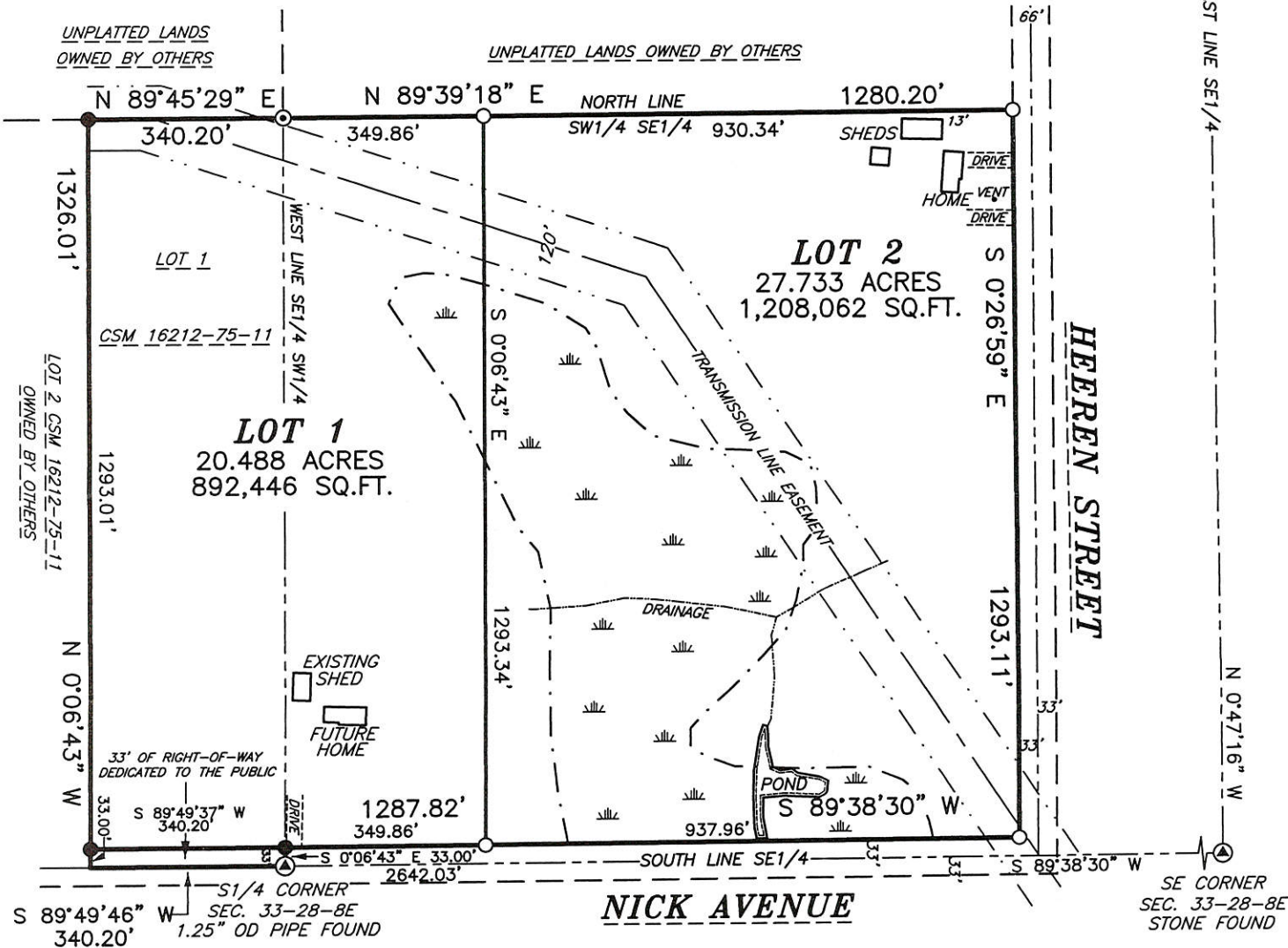
E1/4 CORNER SEC. 33-28-8E STONE FOUND

2651.66'

EAST LINE SE1/4

N 0°47'16" W

SE CORNER SEC. 33-28-8E STONE FOUND



CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16212 LOCATED IN THE SE1/4 OF THE SW1/4 AND
THAT PART OF THE SW1/4 OF THE SE1/4 OF SECTION 33, TOWNSHIP 28
NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 3 SHEETS

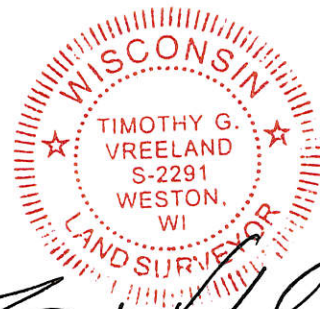
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JACKIE HABLE, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16212 AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE S 89°49'46" W ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16212, 340.20 FEET; THENCE N 0°06'43" W ALONG THE WEST LINE OF SAID LOT 1, 1326.01 FEET; THENCE N 89°45'29" E ALONG THE NORTH LINE OF SAID LOT 1, 340.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N 89°39'18" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 1280.20 FEET TO THE WEST LINE OF HEEREN STREET; THENCE S 0°26'59" E ALONG THE WEST LINE OF HEEREN STREET 1293.11 FEET TO THE NORTH LINE OF NICK AVENUE; THENCE S 89°38'30" W ALONG THE NORTH LINE OF NICK AVENUE 1287.82 FEET; THENCE S 0°06'43" E ALONG THE EAST LINE OF SAID LOT 1, 33.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



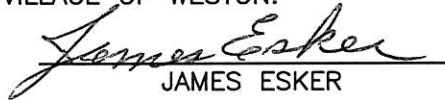
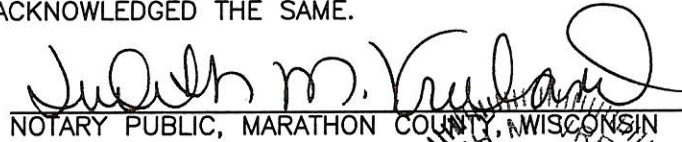
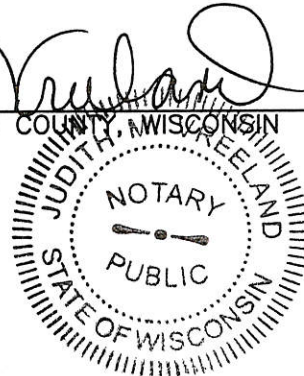
DATED THIS 3RD DAY OF NOVEMBER, 2015

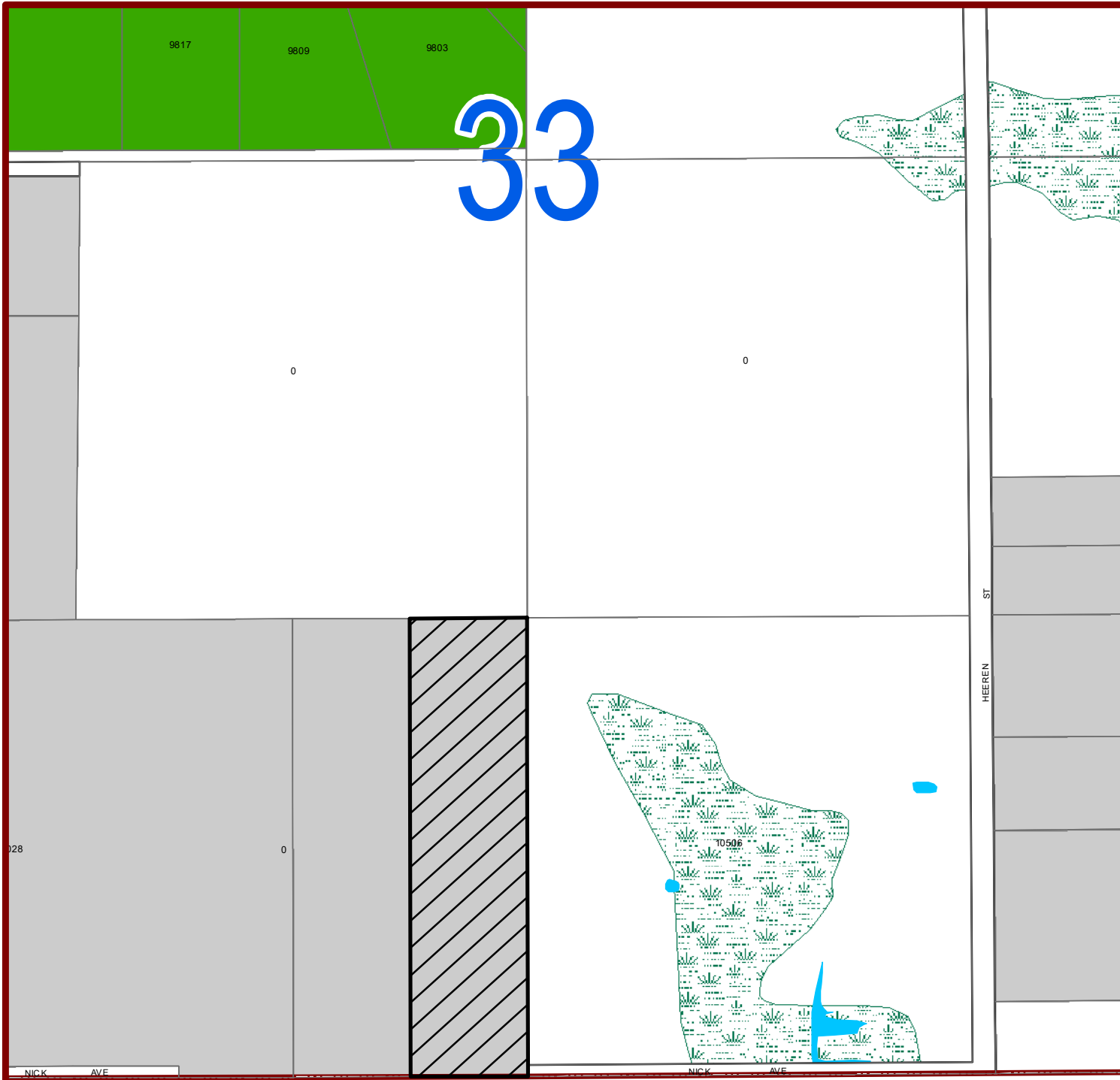
TIMOTHY G. VREELAND

P.L.S. 2291

CERTIFIED SURVEY MAP**MARATHON COUNTY NO.** _____ **VOL.** _____ **PAGE** _____ALL OF LOT 1 OF CSM #16212 LOCATED IN THE SE1/4 OF THE SW1/4 AND
THAT PART OF THE SW1/4 OF THE SE1/4 OF SECTION 33, TOWNSHIP 28
NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.


SHEET 3 OF 3 SHEETS

OWNERS CERTIFICATE OF DEDICATIONAS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE
SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP. I ALSO CERTIFY THAT
THIS MAP IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR
APPROVAL OR OBJECTION: VILLAGE OF WESTON.
JAMES ESKER
CAROL ESKERSTATE OF WISCONSIN)
MARATHON COUNTY) SSPERSONALLY CAME BEFORE ME THIS 9th DAY OF Nov., 2015, THE ABOVE NAMED JAMES
ESKER AND CAROL ESKER TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.
NOTARY PUBLIC, MARATHON COUNTY, WISCONSINMY COMMISSION EXPIRES Nov. 15, 2015**VILLAGE BOARD RESOLUTION**RESOLVE, THAT THIS MAP IN THE VILLAGE OF WESTON, JAMES ESKER AND CAROL ESKER,
OWNERS, IS HEREBY APPROVED BY THE VILLAGE BOARD.DATE _____ APPROVED _____
VILLAGE PRESIDENTDATE _____ SIGNED _____
VILLAGE PRESIDENTI HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE
BOARD OF THE VILLAGE OF WESTON.DATE _____
VILLAGE CLERK




Village of Weston

Marathon County, Wisconsin



OFFICIAL ZONING MAPS







Map Date: 11/20/2015
Adoption Date (Village): 3/18/2015
Adoption Date (ETZ): 3/18/2015



















Map by the Technology Services Department,
Village of Weston

0 230 460 920 Feet





LEGEND

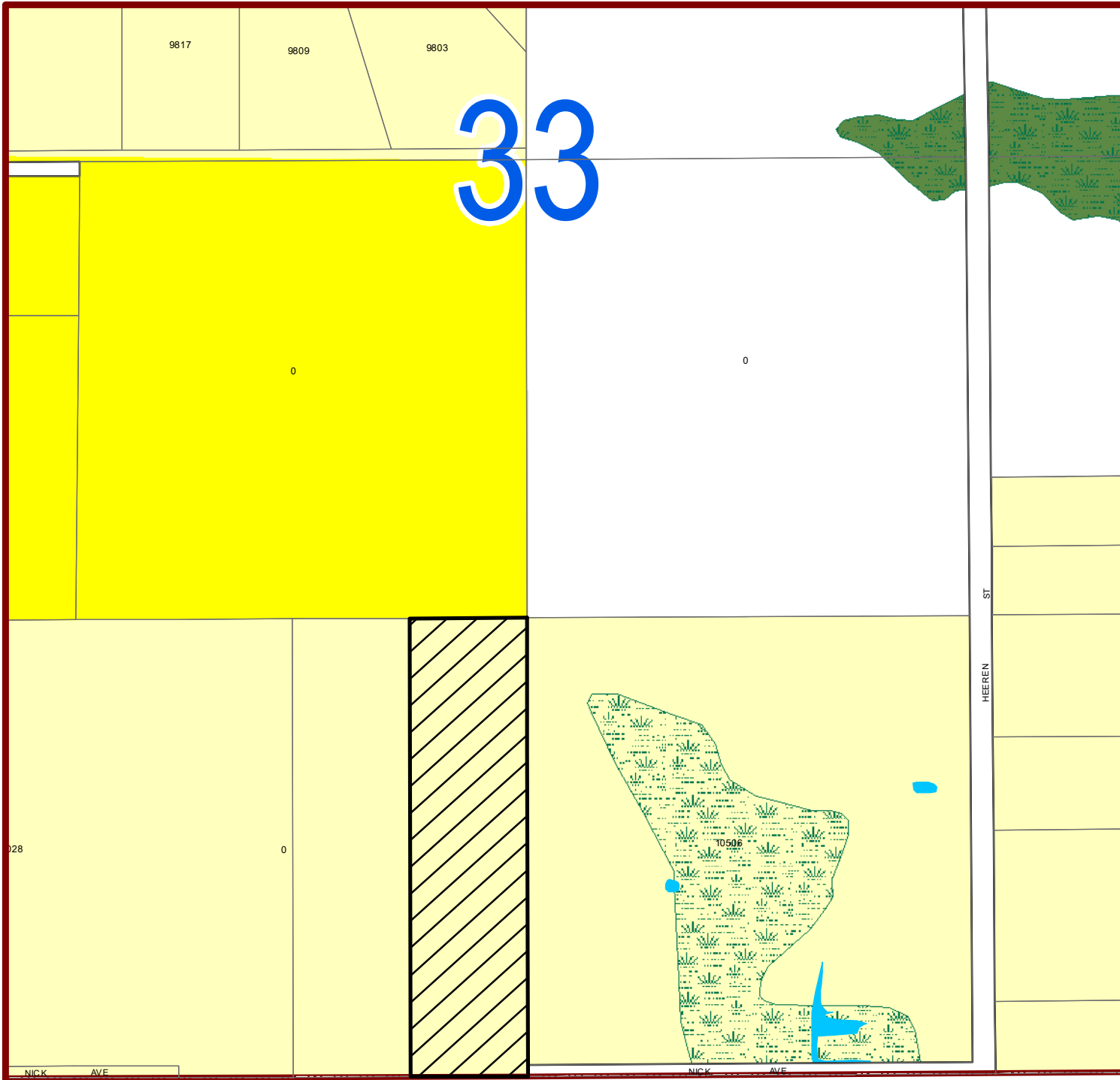
-  19228083330988
-  Village of Weston
-  Right-of-way
-  Parcel Boundary
-  Wetland
-  Surface Water

ZONING DISTRICTS

-  AR - Agriculture and Residential
-  PR - Parks and Recreation
-  RR-2 - Rural Residential-2 Acre
-  RR-5 - Rural Residential-5 Acre
-  SF-L - Single Family Residential-Large Lot
-  SF-S - Single Family Residential-Small Lot
-  2F - Two Family Residential
-  MF - Multiple Family Residential
-  MH - Manufactured Home
-  INT - Institutional
-  B-1 - Neighborhood Business
-  B-2 - Highway Business
-  B-3 - General Business
-  BP - Business Park
-  LI - Limited Industrial
-  GI - General Industrial

OVERLAY ZONING DISTRICTS

-  Design - Commercial Corridor
-  Design - Condominium
-  Design - Renaissance
-  Design - Rail-to-Trail
-  Design - Weston Marketplace



Village of Weston

Marathon County, Wisconsin



FUTURE LAND USE

Map Date: 11/20/2015
Adoption Date (Village): 3/18/2015
Adoption Date (ETZ): 3/18/2015

Map by the Technology Services Department,
Village of Weston



LEGEND

-  19228083330988
-  Village of Weston
-  Right-of-way
-  Parcel Boundary
-  Wetland
-  Surface Water

FUTURE LAND USE

-  Single Family Residential - Unsewered
-  Single Family Residential - Sewered
-  Two Family Residential
-  Multiple Family Residential
-  Planned Neighborhood
-  Commercial
-  Business/Office Park
-  Mixed Use
-  Industrial
-  Institutional
-  Parks and Recreation
-  Agriculture
-  Environmental Corridor

Valerie Parker

Subject: Hable/Esker Rezoning Application

-----Original Message-----

From: jackie esker [mailto:jsesker@yahoo.com]
Sent: Tuesday, November 17, 2015 6:18 PM
To: Valerie Parker <vparker@westonwi.gov>
Subject: Re: Rezoning Application

Yes, please rezone the 10 acre parcel from RR-5 to AG and combine it with the other 10 acre parcel so we will have a 20 acre parcel zoned AG.
My father, James Esker, is authorizing this rezoning.

Thank you,
Jackie Hable

On Tue, 11/17/15, Valerie Parker <vparker@westonwi.gov> wrote:

Subject: Rezoning Application
To: "jsesker@yahoo.com" <jsesker@yahoo.com>
Cc: "Jennifer Higgins" <jhiggins@westonwi.gov>, "Jared Wehner" <jwehner@westonwi.gov>, "Scott Tatro" <statro@westonwi.gov>
Date: Tuesday, November 17, 2015, 8:35 AM

11/17/2015

Hi Jackie,

I am in the process of putting together the application materials and public hearing notice for the rezoning of that vacant ~10 acre parcel, to allow it to be combined with the ~10 acres from your father's property. We are recommending a rezoning of that vacant parcel from RR-5 (Rural Residential-5 acre) to AR (Agricultural & Residential).

We are going ahead and completing the rezoning paperwork for you, and will not be charging you the rezoning application/publication fee. However, could you please at least e-mail me confirming that you are in agreement of rezoning that vacant parcel from RR-5 to AR, and that your father is authorizing this rezoning.

Please let me know if you have any questions.

Have a great day!!

Sincerely,

Valerie Parker
Planning Technician
Planning & Development Department
Village of Weston, Wisconsin
d. 715.241.2607

**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review from Plan Commission**

REQUEST FROM: JENNIFER HIGGINS, PLANNING AND DEVELOPMENT DIRECTOR.

ITEM DESCRIPTION: ESKER REQUEST FOR CERTIFIED SURVEY MAP APPROVAL AND NICK AVENUE ROAD RIGHT OF WAY DEDICATION, ON LOT 1 OF CSM 16212 VOLUME 75, PAGE 11. (RCSM-11-15-1555)

DATE/MTG: PLAN COMMISSION, MONDAY, DECEMBER 14, 2015

REQUESTED ACTION: Applicant would like to reconfigure lot lines and dedicate a portion of Nick Avenue to the Village and make it part of the Village road right-of-way/street network by the recording of the proposed CSM RCSM-11-15-1555.

POLICY QUESTION: Should the Plan Commission recommend the Village Board accept the road dedication of a portion of Nick Avenue?

RECOMMENDATION: I make a motion to endorse approval, and recommend to the Trustees, subject to the following conditions and stipulations for the Zoning Administrator listed in the attached staff report and supplemental materials.

APPLICANT: Timothy Vreeland, 6103 Dawn Street, Weston, WI 54476

PROPERTY OWNER: James and Carol Esker, 10506 Heeren Street, Weston, WI 54476

PROPERTY DESCRIPTION: Part of the SE 1/4 of the SW 1/4, Lot 1, of CSM #16212, Vol. 75, Pg. 11, Doc. #1611333, Section 33, Township 28 North, Range 8 East, Village of Weston, Marathon County and 10506 Heeren Street.

ZONING: RR-5 Rural Residential – 5 Acre and AR Agriculture and Residential – 2 lots (Lots 1 and 2) are propose. Lot 1 is proposed to rezoned to AR so that the CSM can be created.

SURROUNDING LAND USES: Large Lot single family Residential and Agricultural land

CRITERIA FOR REVIEW:

Section 207-6	Meets Criteria?	Notes
1. All standards of this chapter and other village regulations are met.	Yes	The request is consistent with the Village Comprehensive Plan and Village ordinances.
2. Adequate public facilities and utilities are provided.	Yes	Sewer and water is not readily available nearby. The owner is combining the two lots so they can install a mound system as the original parcel would only perk for a holding tank which is prohibited by the zoning code for new construction.
3. Adequate stormwater and erosion control measures.	N/A	



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2015-048

**A RESOLUTION ADOPTING ROAD RIGHT-OF-WAY DEDICATION FOR NICK AVENUE
IDENTIFIED IN THE PROPOSED CERTIFIED SURVEY MAP FOR 10506 HEEREN
STREET, PIN 192 2808 333 0988 AND 192 2808 334 0984 (RCSM-11-15-1555)**

WHEREAS, Jackie Hable, James Esker and Carol Esker, as co-owners of parcels located at 10506 Heeren Street, (PIN 192 2808 333 0988 AND 192 2808 334 0984) presented a certified survey map (hereafter the “associated CSM”, attached hereto as Exhibit A) to the Village of Weston Board of Trustees as prepared by Timothy G. Vreeland, a registered land surveyor; and

WHEREAS, the Village of Weston Plan Commission met on December 14, 2015 and did review and determined the associated CSM meets the requirements of Chapter 74 Subdivision Regulations and Chapter 94 Zoning; and

WHEREAS, at this same meeting, the Village of Weston Plan Commission recommended in favor of adoption of said associated CSM; and

WHEREAS, the Village of Weston Plan Commission does recommend approval of said associated CSM, subject to the following conditions:

1. That a rezone of the 10.358 acre parcel identified as PIN 192 2808 333 0988 from RR-5 Rural Residential – 5 Acre to AR Agriculture and Residential has been successfully obtained to allow Lot 1 of the associated CSM to be created.
2. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
3. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

WHEREAS, a majority of the full Village Board of Trustees find the associated CSM is found to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees for the Village of Weston hereby adopts the recommendation of the Plan Commission to approve the associated CSM, subject to the following conditions:

1. That a rezone of the 10.358 acre parcel identified as PIN 192 2808 333 0988 from RR-5 Rural Residential – 5 Acre to AR Agriculture and Residential has been successfully obtained to allow Lot 1 of the associated CSM to be created.
2. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
3. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

and by doing so also confirms the dedication of Nick Avenue as identified in Exhibit A as dedicated Village right of way.

BE IT FURTHER RESOLVED, per Sec. 74.131(d) and (e) the associated CSM shall be recorded by the subdivider or the subdivider's agent at the Marathon County Register of Deeds within six (6) months of the date of approval and shall file one copy of the recorded associated CSM with the Village Planning and Development Department within thirty (30) days of recording at the Marathon County Register of Deeds.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 21st day of the month of December, 2015.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: _____
BARBARA ERMELING, Village President

ATTEST:

By: _____
SHERRY WEINKAUF, Village Clerk

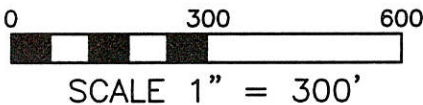
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16212 LOCATED IN THE SE1/4 OF THE SW1/4 AND THAT PART OF THE SW1/4 OF THE SE1/4 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

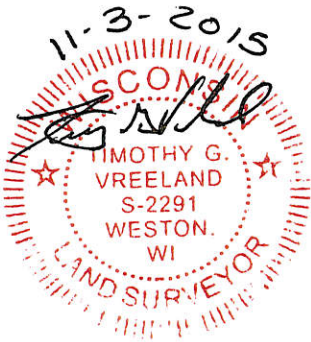
VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: JACKIE HABLE JAMES & CAROL ESKER
FILE #: E-134 HABLE	DRAFTED BY: TIMOTHY G. VREELAND DRAWN BY: JASON J. PFLIEGER

SHEET 1 OF 3 SHEETS



LEGEND

- Ⓐ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OD x 24" IRON PIPE 1.68lbs/ft. SET
- = 1.315" OD IRON PIPE FOUND IN PLACE
- ⊙ = 1 1/4" IRON ROD FOUND IN PLACE
- - - = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPPING. DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE1/4 BEARING S 89°38'30" W PER WCCS(MARATHON) NAD83 (2011)

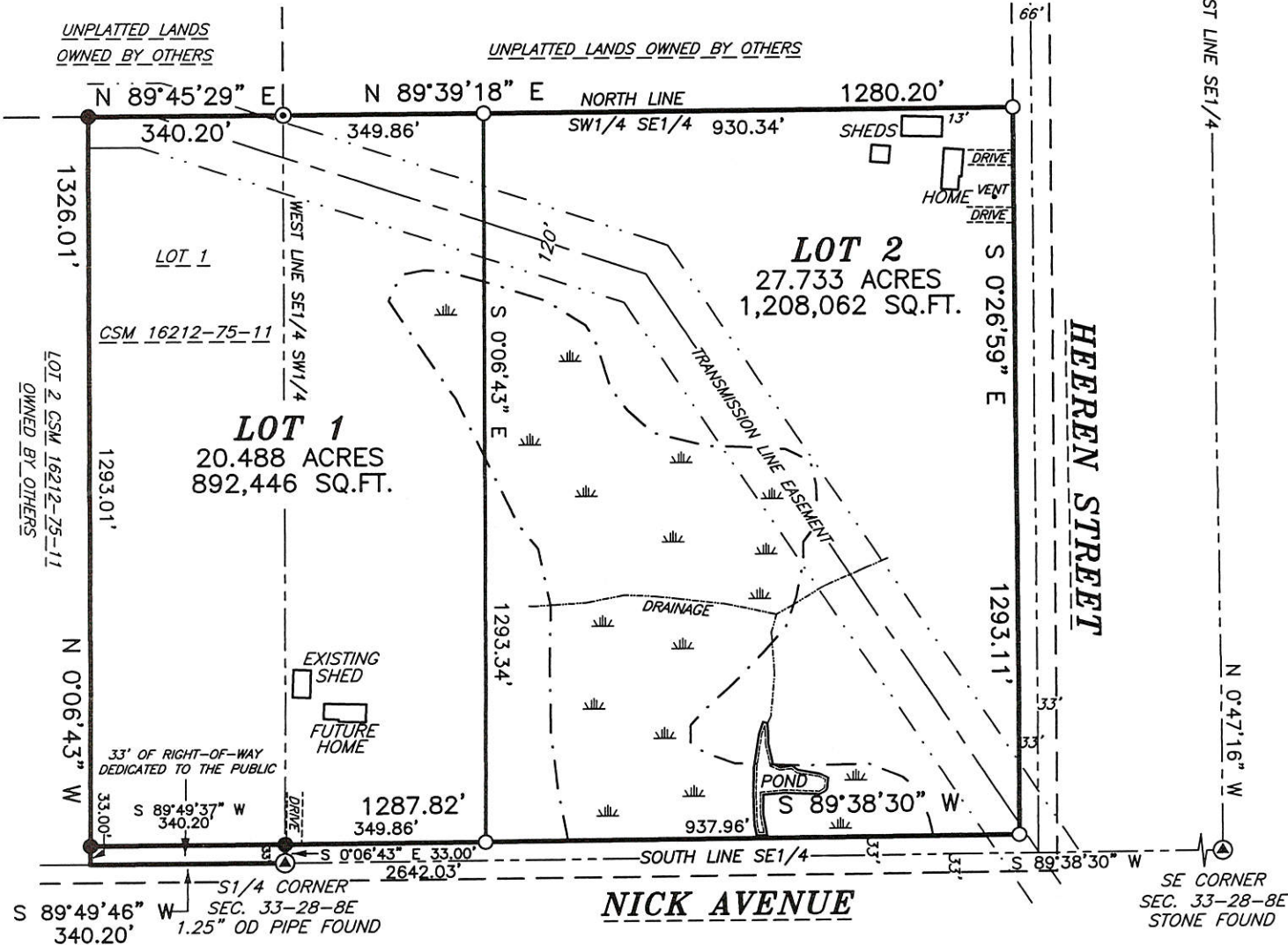
E1/4 CORNER SEC. 33-28-8E STONE FOUND

2651.66'

EAST LINE SE1/4

N 0°47'16" W

SE CORNER SEC. 33-28-8E STONE FOUND



CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16212 LOCATED IN THE SE1/4 OF THE SW1/4 AND
THAT PART OF THE SW1/4 OF THE SE1/4 OF SECTION 33, TOWNSHIP 28
NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 3 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JACKIE HABLE, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16212 AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE S 89°49'46" W ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16212, 340.20 FEET; THENCE N 0°06'43" W ALONG THE WEST LINE OF SAID LOT 1, 1326.01 FEET; THENCE N 89°45'29" E ALONG THE NORTH LINE OF SAID LOT 1, 340.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N 89°39'18" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 1280.20 FEET TO THE WEST LINE OF HEEREN STREET; THENCE S 0°26'59" E ALONG THE WEST LINE OF HEEREN STREET 1293.11 FEET TO THE NORTH LINE OF NICK AVENUE; THENCE S 89°38'30" W ALONG THE NORTH LINE OF NICK AVENUE 1287.82 FEET; THENCE S 0°06'43" E ALONG THE EAST LINE OF SAID LOT 1, 33.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 3RD DAY OF NOVEMBER, 2015

TIMOTHY G. VREELAND

P.L.S. 2291

CERTIFIED SURVEY MAP**MARATHON COUNTY NO.** _____ **VOL.** _____ **PAGE** _____

ALL OF LOT 1 OF CSM #16212 LOCATED IN THE SE1/4 OF THE SW1/4 AND
 THAT PART OF THE SW1/4 OF THE SE1/4 OF SECTION 33, TOWNSHIP 28
 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 3 OF 3 SHEETS

OWNERS CERTIFICATE OF DEDICATION

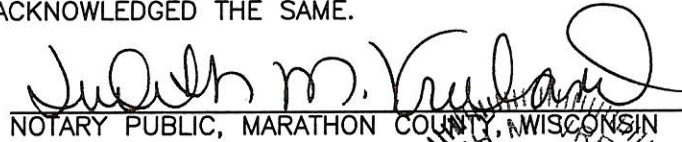
AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE
 SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP. I ALSO CERTIFY THAT
 THIS MAP IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR
 APPROVAL OR OBJECTION: VILLAGE OF WESTON.


 JAMES ESKER

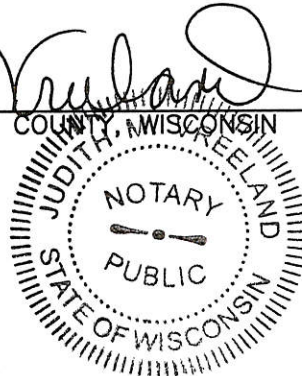

 CAROL ESKER

STATE OF WISCONSIN)
 MARATHON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 9th DAY OF Nov., 2015, THE ABOVE NAMED JAMES
 ESKER AND CAROL ESKER TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE
 FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.


 NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN

MY COMMISSION EXPIRES Nov. 15, 2015

**VILLAGE BOARD RESOLUTION**

RESOLVE, THAT THIS MAP IN THE VILLAGE OF WESTON, JAMES ESKER AND CAROL ESKER,
 OWNERS, IS HEREBY APPROVED BY THE VILLAGE BOARD.

DATE _____ APPROVED _____
 VILLAGE PRESIDENT

DATE _____ SIGNED _____
 VILLAGE PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE
 BOARD OF THE VILLAGE OF WESTON.

DATE _____
 VILLAGE CLERK



**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review**

REQUEST FROM: **JARED WEHNER, ASSISTANT PLANNER**

ITEM DESCRIPTION: **REQUESTED REVISIONS TO VILLAGE FEE SCHEDULE – RELATING TO PERMIT FEES AND REVIEW FEES FOR PLANNING & DEVELOPMENT DEPARTMENT**

DATE/MTG: **PLAN COMMISSION; MONDAY, DECEMBER 14, 2015**

POLICY QUESTION: Should the Plan Commission approve the revisions to the Village of Weston Schedule of Fees, related to permit fees and review fees for the Planning & Development Department?

RECOMMENDATION TO: (I make a motion to. . .) endorse approval, and recommend to the Trustees.

LEGISLATIVE ACTION:

- | | | |
|--|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |

FISCAL IMPACT ANALYSIS:

- | | |
|--|-------|
| <input type="checkbox"/> Budget Line Item: | _____ |
| <input type="checkbox"/> Budget Line Item: | _____ |
| <input type="checkbox"/> Budgeted Expenditure: | _____ |
| <input type="checkbox"/> Budgeted Revenue: | _____ |

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|--|-------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input type="checkbox"/> Municipal Code: | _____ |
| <input type="checkbox"/> Municipal Rules: | _____ |

PRIOR REVIEW: Reviewed by Planning & Development Department Staff

BACKGROUND:

As the Planning & Development Department staff was doing their annual review of the schedule of fees, primarily those pertaining to permits issued by the Planning & Development staff, it was decided to reformat the schedule as current schedule is not the easiest to read and follow. All but the following fees will remain the same:

- Accessory Structure: Plumbing, Add On - \$30.00
- Accessory Structure: Electrical, Add On - \$30.00
- Accessory Structure: HVAC, Add ON - \$30.00
- Demolition: Manufactured home - \$50.00

- Copy of Village Street Map - \$11.00 + Tax
- Aerials, Color - \$150.00/Section
- Data on Flash Drive (1 GB) - \$10.00

☐ Supplemental Briefer for Agenda Items under Consideration?

☒ Attachments: Schedule of Fees, 2016.

SCHEDULE OF FEES

VILLAGE OF WESTON

DEPARTMENT OF PLANNING AND DEVELOPMENT

DIRECTOR/ZONING ADMINISTRATOR

Jennifer Higgins
(715) 241-2638
jhiggins@westonwi.gov

ASSISTANT PLANNER

Jared Wehner
(715) 241-2639
jwehner@westonwi.gov

BUILDING INSPECTOR

Shaun "Scott" Tatro
(715) 359-6114
statro@westonwi.gov

PLANNING TECHNICIAN

Valerie Parker
(715) 241-2607
vparker@westonwi.gov

Please note:

Failure to obtain and file a permit or application shall result in a **DOUBLE FEE** plus a **\$50.00 FINE**. Please visit The Planning and Development Department's Permits and Applications page for permit applications and details at www.westonwi.gov/permits

PUBLIC HEARING FEES		
Class	Fee Description	Fee
Rezoning (Village and ETZ):	Map Amendment	\$250.00
	Text Amendment	\$200.00
Comprehensive Plan:	Map Amendment	\$350.00
	Map Amendment with Rezone Map Amendment	\$500.00
	Text Amendment	\$200.00
	Text Amendment with Rezone Text Amendment	\$350.00
Conditional Use:	New Residential	\$250.00
	New Non-Residential (Includes Multiple Family Dwelling Units)	\$250.00 + \$10.00/Acre over 10 Acres
	Amendment to Conditional Use Permit	\$250.00
	Appeal of Decision to the Village Board	\$250.00
Discount:	Site Plan, Rezone and/or Conditional Use Combination	(-\$100.00)
Zoning Board of Appeals:	Variance	\$400.00
	Interpretation	\$250.00
	Appeal of Decision	\$400.00
Miscellaneous:	Street Vacation	\$500.00
	Annexation	\$250.00
	Annexation (ETZ only, no change in zoning/comp plan)	\$100.00

LAND DIVISION FEES		
Class	Fee Description	Fee
Certified Survey Map:	Plat of Survey or Extraterritorial Zoning CSM	\$25.00
	Standard Certified Survey Map	\$50.00
	Certified Survey Map with Street Dedication (PC, PIC and Board)	\$250.00
Subdivision Plat Review:	Concept Plat Review	\$100.00
	Preliminary Plat Review	\$300.00 + \$10.00/Lot over 20
	Final Plat Review	\$150.00 + \$10.00/Lot over 20
	Amendment or Revision	\$250.00/Revision
Parkland Dedication Fees:	Single Family Detached Residence	\$244.00/Lot
	Two-Family Residence	\$446.00/Lot
	Multiple Family Dwelling Units, 1 Bedroom	\$138.00/Unit
	Multiple Family Dwelling Units, 2 Bedroom	\$204.00/Unit

Multiple Family Dwelling Units, 3+ Bedroom		\$244.00/Unit
COMMERCIAL PERMIT FEES		
Class	Fee Description	Fee
Zoning and Occupancy:	Zoning/Pre-Application Permit	\$25.00
	Occupancy Inspection and Certificate	\$50.00
	Add On: Occupancy Re-Inspection (3+ inspections)	+\$50.00
Site Plan Review:	Accessory Structure Plan Review	\$100.00
	Architectural Review	\$100.00
	Landscape Plan Review	\$100.00
	Parking Lot Plan or Drainage Review (includes Landscaping)	\$300.00
	Building Addition (Under 50% of existing building)	\$300.00
	New Construction – Staff Review Only	\$500.00
	New Construction – Plan Commission Review	\$600.00
	New Construction – Large Retail/Commercial Services (Plan Commission Review and Conditional Use Permit included)	\$750.00 + \$10.00/Acre over 10 Acres
	New Construction - Large Retail/Commercial Services over 75,000 ft ² (Plan Commission Review and Conditional Use Permit included)	\$900.00 + \$10.00/Acre over 10 Acres
	Add On: Plan Commission Review	\$100.00
Early Start Permit:	Footings and Foundation	\$200.00
Building Permit:	Minimum Fee	\$100.00
	Maximum Fee	\$15,000.00
	Multiple Family Dwelling Units (3+ units)	\$0.15/ft ²
	Agricultural	\$0.05/ft ²
	Institutional and Recreational	\$0.15/ft ²
	Commercial	\$0.15/ft ²
	Storage and Building Shells	\$0.08/ft ²
	Warehousing	\$0.11/ft ²
	Transportation and Industrial	\$0.11/ft ²
Completion Surcharge*:	Minor Projects (under 50%)	\$2,500.00
	Major Projects (New or Over 50%)	\$5,000.00
<i>*Returned after completion and final inspection of both site and building.</i>		
Drainage Review:	Multiple Family Dwelling Units (3+ units)	\$200.00
	Multiple Family Dwelling Units (3+ units) (Over 1 acre)	\$300.00
	Commercial and Industrial	\$200.00
	Commercial and Industrial (Over 1 acre)	\$300.00
Plumbing:	Minimum Fee	\$60.00
	Maximum Fee	\$3,000.00
	Multiple Family Dwelling Units (3+ units)	\$30.00/unit
	Commercial and Industrial	\$6.00/fixture
Electrical:	Minimum Fee	\$60.00
	Multiple Family Dwelling Units (3+ units)	\$0.08/ft ²
	Agricultural	\$0.05/ft ²
	Institutional and Recreational	\$0.09/ft ²
	Commercial	\$0.09/ft ²
	Storage and Building Shells	\$0.04/ft ²
	Warehousing	\$0.05/ft ²
	Transportation and Industrial	\$0.06/ft ²
	Service Change – 200 AMPS, Single Meter	\$45.00
	Service Change – 400 AMPS, Single Meter	\$60.00
	Service Change – 600 AMPS, Single Meter	\$80.00
	Service Change – 800 AMPS, Single Meter	\$100.00
	Service Change – 1,000+ AMPS, Single Meter	\$125.00
	Add On: Multiple Metering	+\$9.00/Meter
	Special Inspection	\$65.00/Hour

	Add On: Re-Inspection	+\$65.00
HVAC:	Minimum, New Project	\$60.00
	Minimum, Replacement	\$30.00
	Maximum	\$3,000.00
	New Project	\$0.04/ft ²
	Replacement, 1 to 3 units	\$30.00/unit
	Replacement, 4+ units	\$20.00/unit
Roofing:	Minimum	\$60.00
	Maximum	\$3,000.00
	Multiple Family Dwelling Units (3+ units)	\$10.00/\$1,000.00
	Commercial and Industrial	\$10.00/\$1,000.00
		Cost of Project
Signs:	Permanent, Wall Signs	\$25.00 + \$1.00/ft ² over 50 ft ²
	Permanent, Monument Signs (Single Business)	\$50.00 + \$1.00/ft ² over 50 ft ²
	Permanent, Development Signs (Multiple Businesses)	\$100.00 + \$1.00/ft ² over 100 ft ²
	Permanent, Development Sign Panel Replacement	\$25.00/Panel
	Sandwich/Pedestal Sign	\$25.00
	Face Copy Replacement Only, Existing Business	No Charge
	Add On: Electrical Inspection, New Signs	+\$50.00/Sign
	One-Time Use Sign, Non-Residential	\$25.00/Sign

RESIDENTIAL PERMIT FEES

Class	Fee Description	Fee
Zoning and Occupancy:	Zoning/Pre-Application Permit	Included
	Occupancy Inspection and Certificate	Included
	Add On: Occupancy Inspection (3+ inspections)	+\$50.00
Early Start Permit:	Footings and Foundations	\$100.00
Building Permit:	Single Family Detached and Two-Family Residence	\$600.00 + \$20.00/100 ft ² over 1,500 ft ²
	Add On: State of Wisconsin UDC Seal	\$40.00
	Manufactured Home Installation	\$150.00
	Interior Remodel/Basement Build-out	\$50.00 + \$20.00/100 ft ² over 200 ft ²
	Add On: Plumbing Inspection, Interior Remodel/Basement Build-out	\$30.00
	Add On: Electrical Inspection, Interior Remodel/Basement Build-out	\$30.00
	Add On: HVAC, Interior Remodel/Basement Build-out	\$30.00
	Home Additions (Includes Plumbing, Electrical and HVAC)	\$200.00 + \$20.00/100 ft ² over 200 ft ²
	Attached Garage Addition (Principal Structure) (Includes Electrical, Plumbing and HVAC)	\$100.00 + \$20.00/100 ft ² over 200 ft ²
	Re-Roofing, Siding, Soffit and Fascia	\$50.00
	Window Replacement	\$30.00 + \$5.00/Window over 2
	Door Replacement	\$30.00 + \$5.00/Door over 2
	Replacing of Heating/Cooling unit	\$30.00
	Electrical Service Upgrade	\$55.00
Completion Surcharge:	Single Family Detached and Two-Family Residence	\$1,000.00

**Returned after completion and final inspection of both site and building.*

Drainage Review:	Single Family Detached Residence	\$100.00
	Two-Family Residence	\$150.00
In-Home Business:	Home Occupation Permit	\$25.00
	Home Occupation Permit, Conditional Use	\$250.00
	Residential Business Permit, Conditional Use	\$250.00

MISCELLANEOUS PERMITS FEES

Class	Fee Description	Fee
Accessory Structure:	Under 150 ft ² , Residential	\$30.00
	150 to 199 ft ² , Residential	\$60.00
	200 to 500 ft ² , Residential	\$120.00
	Over 500 ft ² , Residential	\$120.00 + \$0.20/ft ² over 500 ft ²
	Accessory Structure, Non-Residential	\$100.00 + \$0.20/ft ² over 1000 ft ²
	Add On: Plan Commission Review	+\$100.00
	Add On: Plumbing Inspection, Accessory Structure	+\$30.00
	Add On: Electrical Inspection, Accessory Structure	+\$30.00
	Add On: HVAC, Accessory Structure	+\$30.00
Driveway:	New, Residential	\$75.00
	Expansion or Resurfacing, Residential (Excludes Seal Coat)	\$35.00
Deck:	New	\$75.00
	Repair	\$35.00
Fence:	Residential	\$30.00
	Non-Residential	\$50.00
In-Ground Sprinkler:	Residential	\$50.00
	Non-Residential	\$100.00
Swimming Pool:	Portable, Removed Annually	No Fee
	Permanent, Above Ground	\$50.00
	Permanent, In-Ground	\$100.00
	Hot Tub, Indoor/Outdoor	\$55.00
Demolition:	Principal Structure	\$100.00/Structure
	Accessory Structure	\$50.00/Structure
	Manufactured Homes	\$50.00/Structure
Shoreland:	Shoreland Grading	\$220.00
	Shoreland Grading, Waterfront	\$300.00
	Cutting Vegetation	\$30.00
	Shoreland Zoning Permit	\$100.00
Shoreland Restoration:	1 to 500 ft ²	\$150.00
	501 to 1500 ft ²	\$250.00
	1500+ ft ²	\$350.00
Ponds:	Decorative	No Fee
	Groundwater Pond	\$220.00
	Diked Pond	\$275.00
	Stock Pond	\$50.00
Temporary Use Permits	Outdoor Sales	\$25.00
	Outdoor Sales, Non-Profit	No Fee
	Outdoor Assembly or Special Event	\$100.00
	Contractor's Project Office	\$25.00
	Contractor's On-Site Equipment Storage Facility	\$25.00
	On-Site Real Estate's Office	\$25.00
	Relocatable Building	\$25.00
	Season Outdoor Sales of Farm Products (Includes Christmas Trees)	\$25.00
	Temporary Portable Storage Containers (Pods)	\$25.00
	Temporary Shelter	\$25.00

	Temporary Unscreened Outdoor Storage Accessory to Industrial Use	\$25.00
	Add On: Police Department Background Check	+\$25.00
	Add On: Use of Tent	+\$25.00
	Add On: Plan Commission Review	+\$100.00
Miscellaneous:	Ditch Grade	\$40.00/Hour
	Fire/House Number Sign	\$50.00
	Floodplain Zoning Permit	\$100.00
	Permanent Sign, Residential	\$25.00
	Snow Shovel/Fine	\$75.00 + Cost
	Weed Cutting/Fine	\$75.00 + Cost
	Zoning Verification	No Fee
Streets and Public Property:	Special Event on Public Property	\$100.00
	Add On: EMPD Assistance	+\$70.00/hour 2-hour minimum
	Moving Permit, Principal Structures through Village	\$150.00
	Moving Permit, Principal Structures into Village (PC Approval)	\$200.00
	Moving Permit, Accessory Structures, Wide Load	\$50.00
	Road Excavation, Utility	\$75.00
	Road Excavation, Other	\$100.00
	Street Privilege for Construction Materials, 30-days	\$100.00
Zoning Compliance Letter:	Residential	\$30.00
	Non-Residential	\$50.00
Copies and Look-Ups:	Assessor File Look-Up Fee	\$10.00/File
	Assessment Letters	\$40.00/Request
	Copy of Building Permit	\$0.25/Page
	General Copy (Black and White)	\$0.25/Copy + Tax
	General Copy (Color)	\$0.50/Copy + Tax
	Copy of Municipal Code	\$50.00 + Tax
	Copy of Subdivision Code	\$10.00 + Tax
	Copy of Zoning Code	\$20.00 + Tax
	Copy of Zoning Map	\$5.00 + Tax
	Copy of Village Map (8.5" x 11")	\$2.00 + Tax
	Copy of Village Map (11" x 17")	\$3.50 + Tax
	Copy of Village Map (36" x 42")	\$5.00 + Tax
	Copy of Village Street Map	\$11.00 + Tax
GIS Services:	Elevations, 2ft Contours	\$100/Section
	Aerials, Color	\$150.00/Section
	Miscellaneous Digital Data	\$25.00/Shapefile
	Labor	\$40.00/Hour
	Data on CD (700 MB)	\$3.00/Disc
	Data on DVD (4.5 GB)	\$5.00/Disc
	Data on Flash Drive (1 GB)	\$10.00/Drive

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT BOARD OF TRUSTEES,
COMMUNITY DEVELOPMENT AUTHORITY, AND PLAN COMMISSION
held on Monday, November 9, 2015 at 6:00 p.m., in the Board Room, at the Municipal Center
President Ermeling presiding.

A. OPENING OF SESSION AT 6:00 P.M.

- 1. Board of Trustees' meeting called to order by President Ermeling.**
- 2. Community Development Authority meeting called to order by CDA Chairman Berger.**
- 3. Plan Commission meeting called to order PC Chairman White.**
- 4. Pledge of Allegiance to the Flag.**
- 5. Clerk will take attendance and roll call.**

Roll call indicated 6 Board of Trustees' members present.

<u>Trustee</u>	<u>Present</u>
Ermeling, Barb	YES
Berger, Scott	YES
Ostrowski, Kevin	YES
Schuster, Fred	YES
Ziegler, Jon	YES
White, Loren	YES
Vacant	NO

Roll call indicated 6 Community Development Authority members present.

<u>Member</u>	<u>Present</u>
Berger, Scott	YES
Ziegler, Jon	YES
Jelmeland, David	YES
Knopf, Michelle	YES
Winkels, Stephen	YES
Hagedorn, Todd	YES
Vacant	NO

Roll call indicated 7 Plan Commission members present.

<u>Member</u>	<u>Present</u>
White, Loren	YES
Schuster, Fred	YES
Zeyghami, Hooshang	YES
Johnson, Marty	YES
Kollmansberger, Tina	YES
Stenstrom, Mike	YES
Diesen, Dave	YES

Village Staff in attendance: Guild, Jacobs, Higgins, Weinkauf, Hodell, Wodalski, Osterbrink, Christiansen, Tatro, Wehner, and Parker. Guests in attendance were Attorney Matt Yde, Town Chairman Milt Olson, MCDEVCO Director Jim Warsaw, and Don Penza. There were also 12 people in the audience.

- 6. Requests for Silencing of cellphones and other electronic devices.**
- 7. Administrator instructions on order of business and how multiple concurrent meetings will work.**
- 8. Recess Community Development Authority until Agenda Item D.**
Berger recessed the Community Development Authority Meeting until Agenda Item D.
- 9. Recess Board of Trustees until Agenda Item F.**
Ermeling recessed the Board of Trustees meeting until Agenda Item F.

B. PLAN COMMISSION

10. Public Hearing before Plan Commission CU-10-15-1551 Tom Krautkramer, Copper Halo 2, LLC, PO Box 75, Weston, requesting a conditional use permit on property addressed as 5207 Westfair Avenue (PIN 192-2808-164-0104) to allow for uses such as Indoor Storage or Wholesaling within the B-3 (General Business) zoning district, which are only allowed within the B-3 zoning district through a Condition Use Permit.

White opened the public hearing at 6:05 p.m.

Marv Anderson, PDM Construction, was present on behalf of property owner, Tom Krautkramer, and Fastenal Company.

Wehner explained this building previously housed Lincoln Contractors, who moved out to Highway J, and Fastenal Company has moved into here. Fastenal currently has a nearby property but needed more space, which is why they have decided to rent this secondary location. They would like to operate a warehouse style facility where contractors would be picking up product from what is stored inside. Wehner worked with Krautkramer to apply for this Conditional Use Permit to allow Fastenal and his current business, Ironworks to operate their business out of this property, as a legal conforming status.

No one spoke in opposition.

White closed the hearing at 6:15 p.m.

11. Discussion and Action by Plan Commission on Director's recommendation to approve the Conditional Use Permit CU-10-15-1551 (Krautkramer/Fastenal Company) per the specifications, conditions, and limitations of the submitted staff report.

Higgins pointed out the draft Conditional Use paperwork in their packet, and the conditions staff would like to see on this conditional grant. Staff is in favor of Option #1, Higgins read those conditions. Wehner stated there is screening there now, but wanted that language in writing.

Motion by Schuster, second by Diesen to approve the Conditional Use Permit CU-10-15-1551 (Krautkramer/Fastenal Company), with Option #1, per the specifications, conditions, and limitations of the submitted staff report.

Yes Vote: 7

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Schuster, Fred	YES
Zeyghami, Hooshang	YES
Johnson, Marty	YES
Kollmansberger, Tina	YES
Stenstrom, Mike	YES
Diesen, Dave	YES

12. Recess Plan Commission until Agenda Item E.

White recessed the Plan Commission until Agenda Item E.

C. PUBLIC COMMENT

13. Comments from the public on issues, which the Community Development Authority and Plan Commission has oversight or on business items that might be recommended to the Board of Trustees.

Ermeling asked for any comments from the public, which there were no comments from the public.

D. CONSENT ITEMS – COMMUNITY DEVELOPMENT AUTHORITY

14. Acknowledge resignation of John Evans from Weston CDA.

15. Acknowledge job/committee posting of open position on CDA at www.westonwi.gov/jobs

16. Acknowledge resignation of John Evans as Weston representative to CWED.

17. Approve appointment of Administrator Daniel Guild Daniel Guild as Weston representative to CWED.

18. Approve previous meeting(s) minutes from the CDA October 12, 2015, regular meeting.

19. Acknowledge transmission and receipt of Administrator authored memorandum entitled, "Understanding Guidance Documents – A Brief Primer", transmitted via Village email system on 11/06/2015.

Motion by Jelmeland, second by Ziegler to acknowledge and approve all Consent Items – Community Development Authority (Agenda Items 14 - 19).

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Berger, Scott	YES
Ziegler, Jon	YES
Jelmeland, David	YES
Knopf, Michelle	YES
Winkels, Stephen	YES
Hagedorn, Todd	YES
Vacant	NO

20. Recess until Agenda Item G.

Berger recessed the Community Development Authority until Agenda Item G.

E. CONSENT ITEMS – PLAN COMMISSION

21. Approve previous meeting(s) minutes from the Plan Commission October 12, 2015, regular meeting.

22. Acknowledge transmission and receipt of Administrator authored memorandum entitled, “Understanding Guidance Documents – A Brief Primer” transmitted via Village e-mail system on 11/06/2015.

Motion by Stenstrom, second by Zeyghami to acknowledge and approve all Consent Items – Plan Commission (Agenda Items 21 - 22).

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Present</u>
White, Loren	YES
Schuster, Fred	YES
Zeyghami, Hooshang	YES
Johnson, Marty	YES
Kollmansberger, Tina	YES
Stenstrom, Mike	YES
Diesen, Dave	YES

23. Recess until Agenda Item G.

White recessed the Plan Commission until Agenda Item G.

F. CONSENT ITEMS – BOARD OF TRUSTEES

24. Approve Retail Coach Contract for Services for \$7,500 and include in TID budget for fy2016.

25. Approve TID#1 Project Plan Contract for Services for MD Roffers in TID budget for fy2016.

Schuster requested Agenda Item 26 be pulled and acted on separately.

Motion by White, second by Ostrowski to acknowledge and approve Consent Items – Board of Trustees (Agenda Items 24 - 25).

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Ermeling, Barb	YES
Berger, Scott	YES
Ostrowski, Kevin	YES
Schuster, Fred	YES
Ziegler, Jon	YES
White, Loren	YES

26. Approve Administrator recommendation to budget \$10,000 for metro region economic planning projects with MCDEVCO in TID budget for fy2016.

Guild stated this item is for a dollar amount that he would like to set aside in the budget for cooperative regional economic development planning. There are various projects that are being put together and will be led by MCDEVCO, in cooperation with other metro/Wausau area communities in 2016. We do not have a specific scope of services yet, as we are in the process of developing that. We do have the white paper that lays out ideas and some of the things we are looking to address, and he was trying to get a number identified for the budget before moving forward. Guild explained their motion does not authorize him to spend the money, but authorizes him to set aside some money for the project and then would have to refine the scope of services and re-present in order to proceed with the work later. White confirmed Guild feels when this time comes that \$10,000 will be enough, though it may be less. Guild stated this may come back before the Trustees later this year yet or in early January.

Motion by Schuster, second by Berger to acknowledge and approve Administrator recommendation to budget \$10,000 for metro region economic planning projects with MCDEVCO in TID budget for fy2016.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Ermeling, Barb	YES
Berger, Scott	YES
Ostrowski, Kevin	YES
Schuster, Fred	YES
Ziegler, Jon	YES
White, Loren	YES
Vacant	NO

G. JOIN RESOLUTIONS – BOARD OF TRUSTEES, COMMUNITY DEVELOPMENT AUTHORITY, PLAN COMMISSION.

27. Resolution No. 2015-030 – Important of Broad Infrastructure.

28. Resolution No. 2015-031 – League of Wisconsin Municipalities Partnership for Prosperity.

29. Resolution No. 2015-032 – League of Wisconsin Municipalities Transportation Investment Coalition.

30. Resolution No. 2015-033 – Municipal Contributions to Economic Development.

31. Resolution No. 2015-034 – Public Participation in Comprehensive Planning.

Guild explained that these are joint resolutions that he will pass on to the elected officials and other State leaders in Madison. They address topics of interest that various people have reached out asking for Weston's opinion. He explained if there are not any objections, we will take this as a consent item, which all three bodies would vote on, and if this passes all three bodies, then it will become a joint resolution of all three bodies.

Motion by Johnson, second by Schuster to acknowledge and approve all Resolutions #27 – 31.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Present</u>
White, Loren	YES
Schuster, Fred	YES
Zeyghami, Hooshang	YES
Johnson, Marty	YES
Kollmansberger, Tina	YES
Stenstrom, Mike	YES
Diesen, Dave	YES

Motion by Ziegler, second by Hagedorn to acknowledge and approve all Resolutions #27 – 31.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Berger, Scott	YES
Ziegler, Jon	YES
Jelmeland, David	YES
Knopf, Michelle	YES
Winkels, Stephen	YES
Hagedorn, Todd	YES
Vacant	NO

Motion by Schuster, second by White to acknowledge and approve all Resolutions #27 – 31.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Ermeling, Barb	YES
Berger, Scott	YES
Ostrowski, Kevin	YES
Schuster, Fred	YES
Ziegler, Jon	YES
White, Loren	YES
Vacant	NO

H. PRESENTATIONS FROM STAFF.

Guild explained Items 32 – 39 are for the Trustees, but open for feedback by CDA and PC.

32. Report on financial status of Tax Increment Finance District #1 and #2.

33. Report on 2015 AB344 / SB 257 legislation.

Items 32 and 33 were discussed together. Guild pointed out the boundaries of the two TIF Districts and explained how they work. He explained how tax dollars collected within the TIF Districts get to stay with Weston, does not get shared with County, Technical College, and local Schools. He explained where the Village would have been financially if the great recession had not occurred. He then explained the two options that came before Weston (filing distressed status or Special Legislation), as our TIF #1 was falling into distress. Guild explained how for the past year we had been working with Representative Spiros and State Senator Petrowski for the Special TIF Legislation, which has now passed both the Assembly and Senate, and will be signed by the Governor on Wednesday, Nov. 11th. This will allow us to refinance our TIF Debt and will give us an extra 10 years to operate the district and collect revenues to pay back the debt we incurred. Guild stated now is the time for us to talk about what we can do, what we should do, and how to do this responsibly.

Jacobs explained how the TIF District originally only went out to year 2021, and now will go out to 2031. He also pointed out how our refinancing the TIF allows us to reduce our rate from 5.5% to about 4.7% or 4.8%. He explained how this will allow us to do additional projects and borrowing.

Guild explained how the budget for the TIF Districts is set by the Board of Trustees, but borrowing for the TIF Districts is authorized by the CDA.

Jacobs explained how we have been working towards reducing the debt within the TIF Districts, and how this special legislation will now allow us more time than we had.

34. Report on Comp. Plan Chapter 2.

Guild explained he will be sending out a draft document to the three bodies. He explained the requirement to update the Comprehensive Plan every 10 years, and how he is looking for the (Chapter 2) visions and goals we want to see. Guild is requesting feedback from the three bodies on what they would like to see accomplished in the next 10 – 20 years.

35. Report on Camp Phillips Corridor Master Plan Project.

Guild explained how Plan Commission has been working with staff on a master plan for the Camp Phillips Road corridor area. Guild explained how we feel a planning and infrastructure priority is to recognize and appreciate that this area serves as a main entrance into the Village. He explained how the traffic along this corridor has increased each year and how we need a plan to manage the traffic volumes and congestion and to manage the growth and development that will occur. He explained how we are doing a transportation impact analysis to track our current traffic volume but to also project the future volumes. We have talked to neighbors about the future of their properties. He pointed out the neighborhood sections where residents have expressed their group interest in selling for redevelopment. Guild stated we are not indicating any promises of the Village to facilitate this redevelopment. We are in the process of studying this issue and keeping track of those residents reaching out to us.

Guild explained how as a Village, we need to decide if we want to plan a project to include additional property along the Camp Phillips corridor. The boundaries of our TIF are set with the State; however, with the special legislation, we are allowed to make a change to the boundaries. Knowing that we want to redevelop the Camp Phillips corridor, is it worth exploring readjusting the boundaries of the TIF to include the Camp Phillips corridor area. This is a policy question the Village needs to answer in the next forthcoming months.

Guild then added, the second policy question is if we are changing the boundaries of the TIF, does the Village use TIF monies to facilitate redevelopment along the Camp Phillips corridor?

Ermeling questioned if we can use TIF funds for improvements to properties adjacent to the TIF. Guild stated State law does allow this, but would not be considered a wise expense. Guild stated we do not want to entertain anything right now until after we find out what kind of refinancing and what kind of economic development projects the Trustees and CDA want to commit to. Jacobs explained how we would not be able to collect all the taxes on those properties outside of the TIF, like we would.

Ermeling asked if we are restricted to the number of times we can amend our TIF borders. It was explained that generally, you can amend the borders 3 times; however, with the special legislation we gave up one amendment option, but we have 2 left to use.

Guild explained to White that the State law was that you had to limit the amount of property value within a TIF district to a certain percent (such as 12%), and the Village's TIF 1 is beyond the limit at 20%. However, with the special legislation, that requirement does not pertain to the Village anymore.

Stenstrom commented how during an earlier public meeting, the public was encouraged to talk to their neighbors and hire an attorney (that the Village was not facilitating), and asked if this changes that. Guild explained how this will be a policy question that we need to explore first, and how we need to look at our priorities and current opportunities first.

Zeyghami confirmed that no grants are involved here for street reconstruction, as grants would impact things here.

36. Report on the Southeast Quadrant Neighborhood Master Plan Project.

Guild explained how having a plan to develop property that we have already made significant investments to build and construct infrastructure around. Areas around the Camp Phillips Corridor/STH-29 interchange, the Village has already made significant investments with utilities and streets infrastructure to make these properties development ready. It is important to target and prioritize policies which come from the question of what are we going to do to get development south of the highway. Part of the Camp Phillips corridor project, we have a separate master plan project called the Southeast Quadrant Neighborhood Master Plan. He explained how we have signed a contract with JSD Professionals to help determine how to develop this area. He pointed out the existing obstacles, such as wetlands, ATC, and ANR lines. We are researching these currently and will have a final report to present in the spring of 2016.

37. Report on Purchase of Prohaska Tree Farm located on corner of Ryan Street/Weston Avenue.

Guild explained how the Village has purchased the "right to purchase in the future" this 80-acre land. Plans for this property is to convert this into a park with bike and walking trails. Guild explained the purchase price is \$490,000, and how we have secured a \$175,000 grant from the Marathon County Environmental Impact Fund, and we are currently exploring other grants. Guild is hoping this park could help drive traffic and people down along the Weston Avenue corridor. Guild pointed out our purchase option runs through March of 2016. Diesen suggested Guild check with the Fisheries Division on a grant.

38. Review of legal requirements regarding annexation of property into the Village of Weston.

Attorney Yde stated he was requested to take a look at what the options are for the Village of Weston with respect to its relationship with the Town. He looked at annexation, consolidation, boundary agreements, and cooperative boundary agreements. Yde explained that all the processes with these options require a referendum, except for a cooperative boundary agreement, which requires a lot of review and public hearings and a lot of time. Yde pointed out how there cannot be just a simple agreement between the Village and the Town to annex property, or consolidate, without there being a referendum.

Guild pointed out how March 11, 2016, will mark the 20-year anniversary since the Town and Village separated. Guild understands that back in 1996, there was an agreement between the Town and Village that one day, the Town would become a part of the Village. Guild stated that he searched for any legal documentation or agreement that specifies this, and there was very little documentation on this topic.

Guild explained how Village staff assisted the Town by putting together a Town survey in 2013, and we asked them a series of questions related to the Town's comprehensive plan. Guild stated on the questions that relate to issues of identity and annexation, a majority of the respondents indicated the Town was not interested in coming into the Village. Though the Town residents enjoy the services they receive from the Village, they do not want to pay our tax rates. Guild stated we need to have a clear understanding of what the relationship between the Town and the Village is going forward.

Schuster stated perhaps the Village would not have an interest in taking in the entire Town, but perhaps just certain areas of the Town that makes sense. Schuster pointed out that we could not ask the Town to annex in to us, the people of the Town would need to come to the Village with the request, and 51% vote.

39. Recess Plan Commission until Agenda Item J.

White recessed the Plan Commission until Agenda Item J.

I. CLOSED SESSION (VILLAGE COMMUNITY DEVELOPMENT AUTHORITY MEMBERS, VILLAGE PLAN COMMISSIONERS, AND VILLAGE DEPARTMENT DIRECTORS, WILL BE INVITED INTO THE CLOSED SESSION, WHICH WILL BE TAKEN BY THE BOARD OF TRUSTEES. THE PLAN COMMISSION WILL BE RECESSED THROUGH THE ENTIRE CLOSED SESSION. COMMUNITY DEVELOPMENT AUTHORITY WILL BE IN SESSION, BUT WILL NOT BE TAKING ANY ACTION).

40. Convene into closed session under Wisconsin State Statutes 19.85(1)(e) to conduct other specified public business, whenever competitive or bargaining reasons require a closed session, and also, under Wisconsin State Statutes 19.85(1)(g) to confer with legal counsel who is rendering oral or written advice:

Motion by Schuster, second by White to convene into closed session at 7:05 p.m. Roll call vote:

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Trustee</u>	<u>Voting</u>
Berger, Scott	YES
Ermeling, Barb	YES
Ziegler, Jon	YES
Ostrowski, Kevin	YES
Schuster, Fred	YES
White, Loren	YES
Vacant	No

Motion by White, second by Schuster to recess for 5 minutes at 7:06 p.m. Roll call vote:

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Trustee</u>	<u>Voting</u>
Berger, Scott	YES
Ermeling, Barb	YES
Ziegler, Jon	YES
Ostrowski, Kevin	YES
Schuster, Fred	YES
White, Loren	YES
Vacant	No

- 41. Negotiating with Town of Weston for cost of services in fy2017.
- 42. Development Agreement with Forward Development Group.
- 43. Development Memorandum from Ministry Health Care.
- 44. Development Agreement with Cross Pointe Development.
- 45. Development Agreement with Birchwood Highlands / United Financial Group.
- 46. Land Sale/Development Agreement with From the Forest.
- 47. Land Sale/Development Agreement with Gymsport Gymnastics.
- 48. Purchase/Sale Agreement with Gary Guernndt / PGA Plumbing.
- 49. Development Agreement with Condor Coffee.
- 50. Reconvene into Open Session and take action on items discussed in closed session, if necessary.

Motion by Berger, second by Ziegler to reconvene into open session at 8:42 p.m. Roll call vote:

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Trustee</u>	<u>Voting</u>
Berger, Scott	YES
Ermeling, Barb	YES
Ziegler, Jon	YES
Ostrowski, Kevin	YES
Schuster, Fred	YES
White, Loren	YES
Vacant	No

There were no actions taken on any item discussed in closed session.

51. Open Item

J. REPORTS FROM STAFF

52. Report from MCDEVCO Executive Director.

Warsaw reported that they are moving forward and making presentations to the municipalities with respect to the metro plan. He stated this is something that we probably will not see until the first quarter of next year, where he will formally come back and ask for approval.

53. Report from Planning and Development Director.

Higgins did not have anything additional to report.

54. Report from CDA CFO/Finance Director.

Jacobs stated interest rates will be on the rise sooner than later. The Federal Reserve will be meeting in December, and there is a possibility of an interest rate hike that will be scheduled to begin in December or early January. It is prudent that we look at refinancing the existing callable debt sooner than later, and whatever time is necessary for the new debt, it might be done in two steps.

55. Report from CDA Executive/Administrator.

Guild is looking forward to everyone's comments and suggestions on what was discussed.

K. REMARKS FROM OFFICIALS.

56. Remarks from the Community Development Authority members to set the next meeting date, as well as discuss items for next committee agenda – December, 14, 2015, at 4:30 p.m.

Berger asked the CDA if they had any items to discuss at the next meeting. There were none. The next meeting date is set for December 14, 2015, at 4:30 p.m.

57. Remarks from the Plan Commission to set the next meeting date, as well as discuss items for next committee agenda – December, 14, 2015, at 6:00 p.m.

White asked the PC if they had any items to discuss at the next meeting. There were none. The next meeting date is set for December 14, 2015, at 6:00 p.m.

L. ADJOURN.

58. Adjourn Community Development Authority.

Berger adjourned the Community Development Authority meeting at 8:47 p.m.

59. Adjourn Plan Commission,

White adjourned the Plan Commission meeting at 8:47 p.m.

60. Adjourn Board of Trustees.

Ermeling adjourned the Board of Trustees meeting at 8:47 p.m.

Barbara Ermeling, President

Daniel R. Guild, Administrator

Valerie Parker, Recording Secretary



PUBLIC ENGAGEMENT SESSION

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Camp Phillips @ STH 29 Neighborhood Plan

Please join the Village of Weston and JSD Professional Services, Inc., and provide feedback for the Camp Phillips @ State Highway 29 Neighborhood Planning Study. An exciting planning effort is underway in the Village, and everyone is invited to participate. The general public including residents and anyone who is interested, is invited to attend a public engagement session to ask questions and gather information.

Who: All general public is encouraged to attend

What: Public Engagement Session, Q & A Session

When: 4:30 PM, Monday, December 14, 2015

Where: Village of Weston Municipal Center

5500 Schofield Avenue, Weston, WI 54476

This session will be followed by a joint meeting of the Village of Weston Community Development Authority (CDA) and Plan Commission (PC) at 6:00 pm, where the project team will present preliminary planning efforts to date

Agenda for Village Joint CDA/PC Meeting to be provided by the Village

